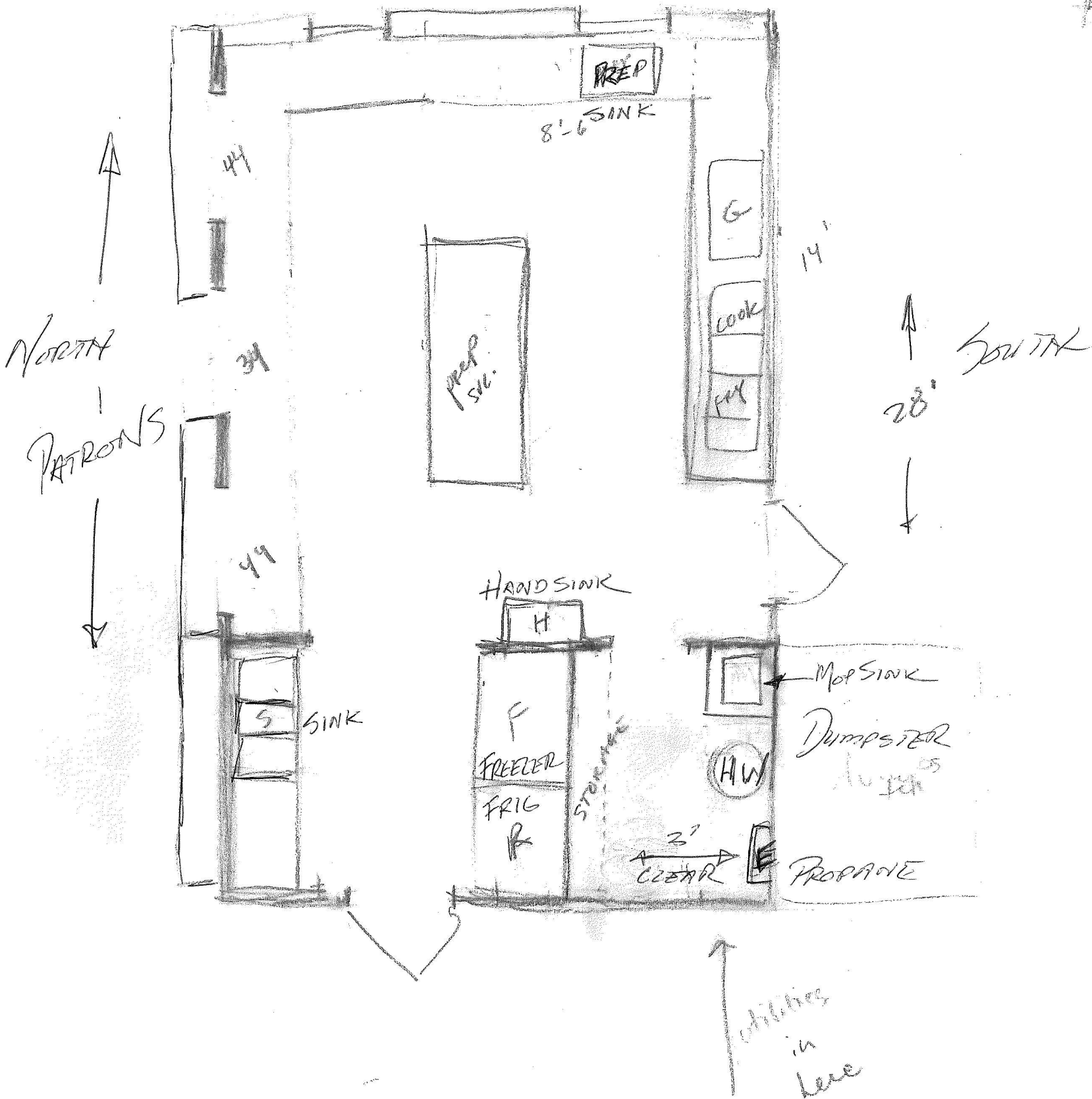


It all started with a coffee break and sketch paper

EAST



← 18' →

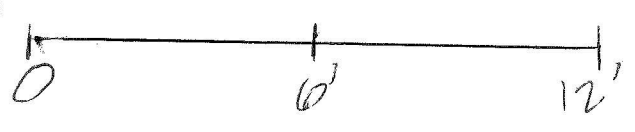


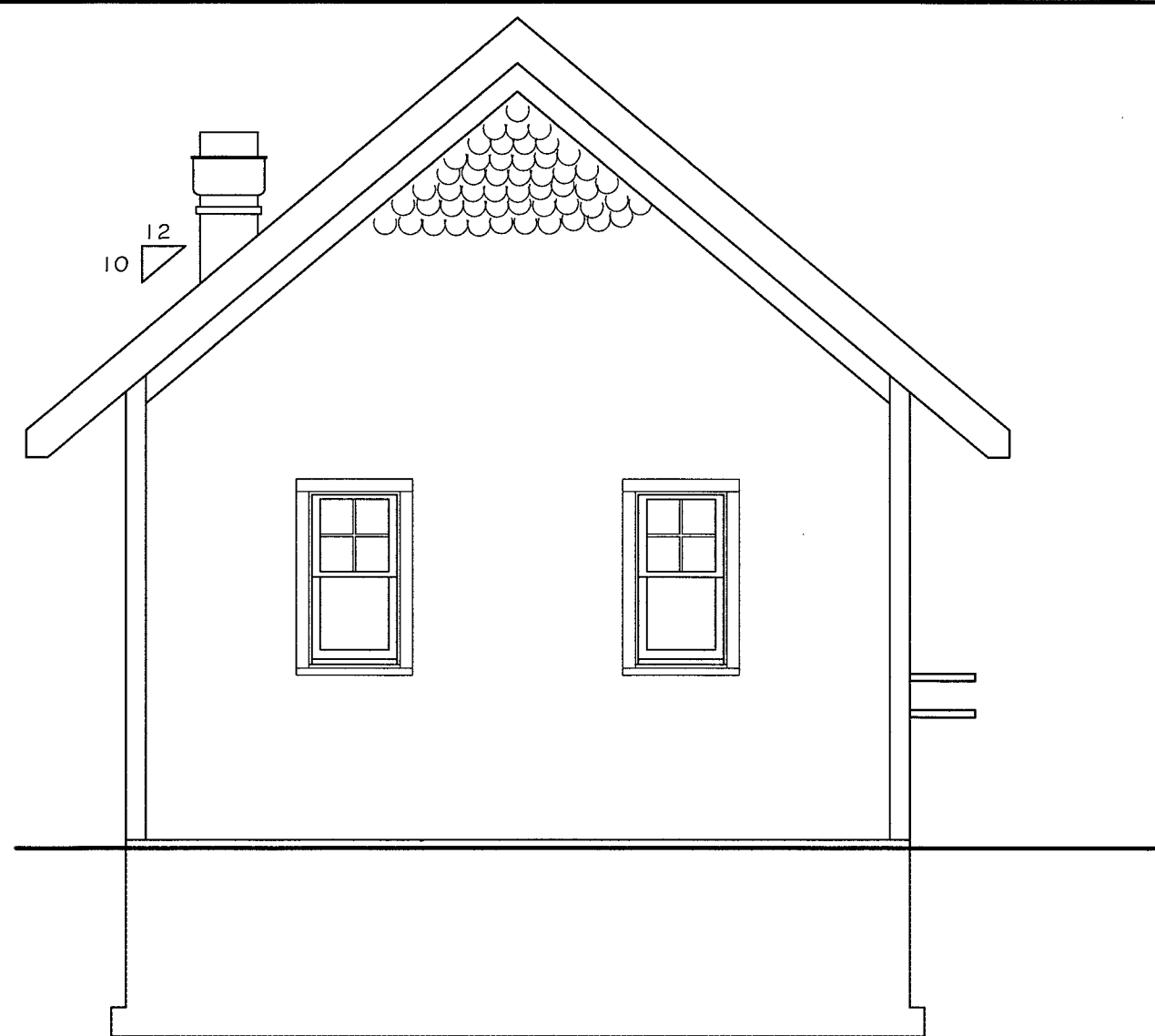
WEST

BEACH

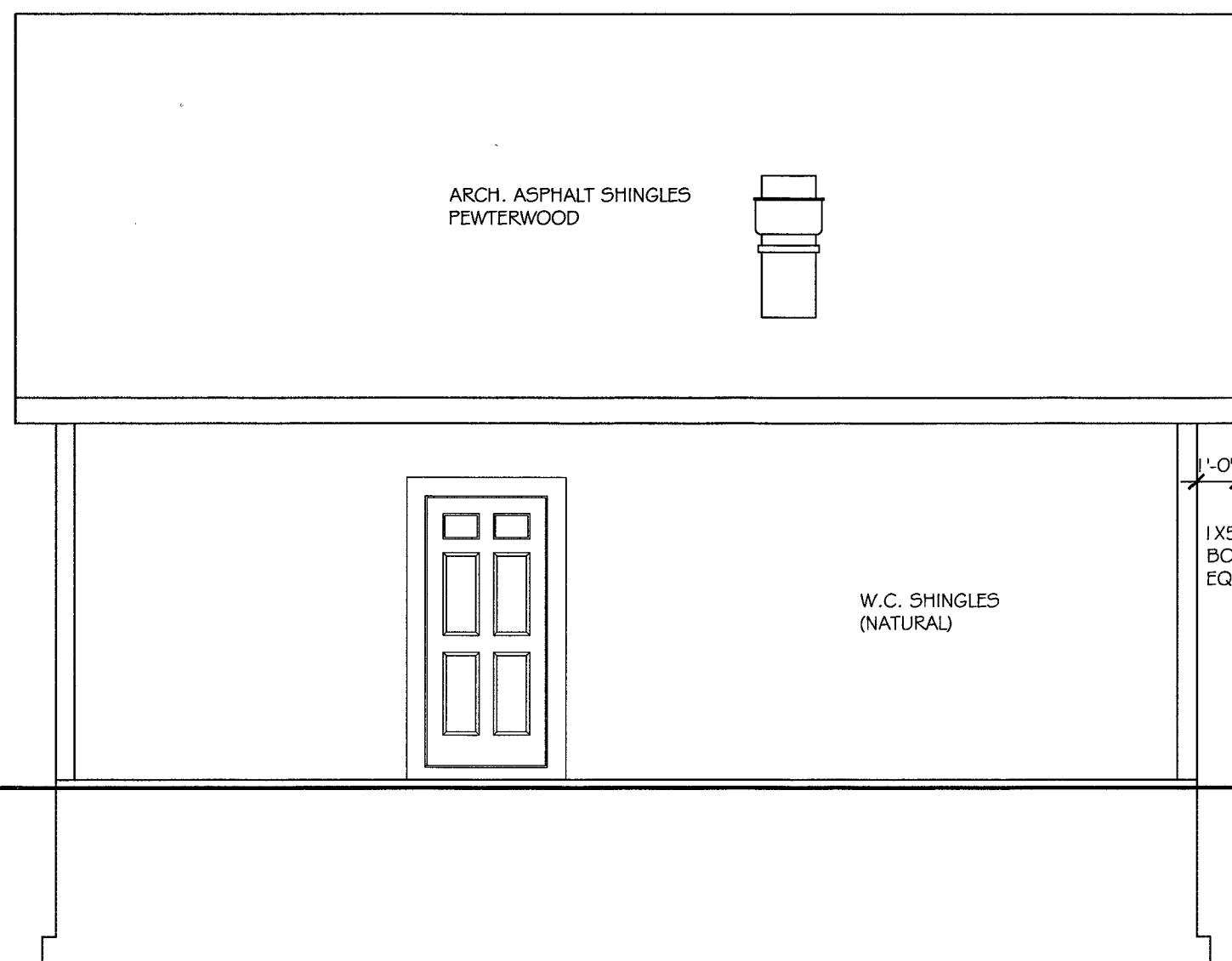
12/14/11 DESIGN ≈ 400 SF
 3/4/14 PROPOSE ≈ 500 SF

SKAKET BEACH SNACK BAR
 CONCEPT / PLANNING MTO.
 3/4/14
 BERNADETTE MacCLOUD
 JOE REYNOLDS
 ROLAND COLLINS
 ROOM SCALE 1/4" = 1'-0"

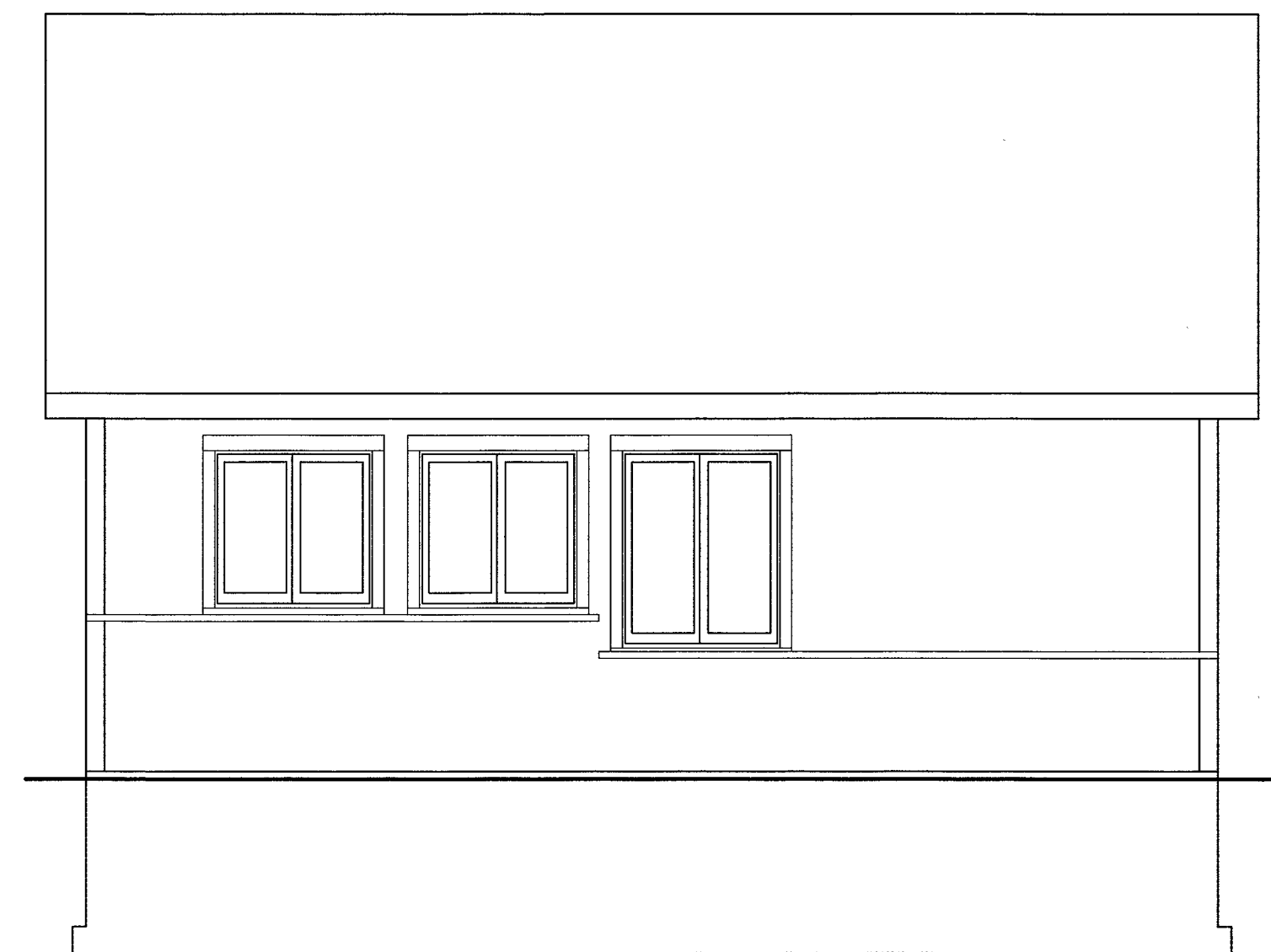




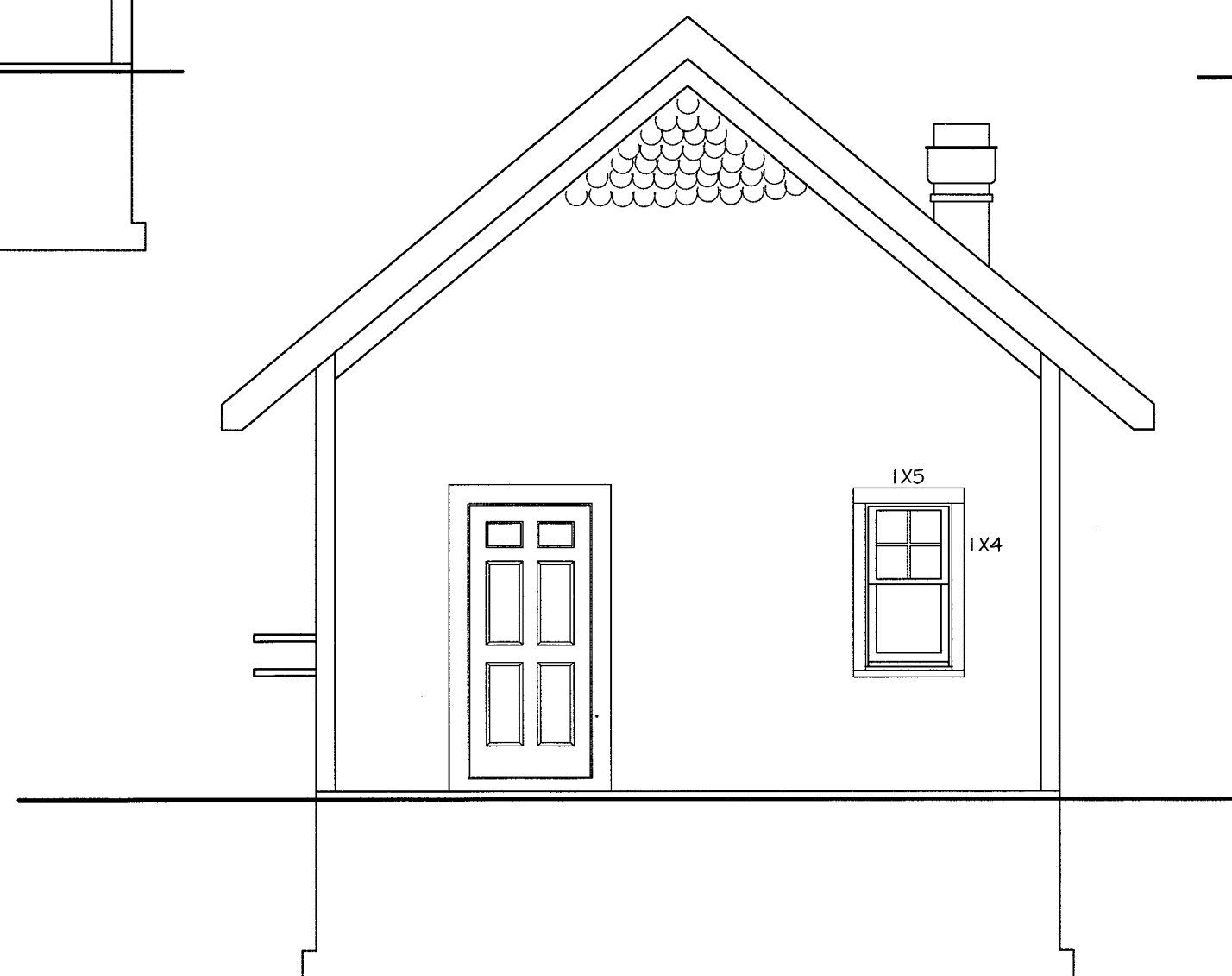
FRONT



LEFT

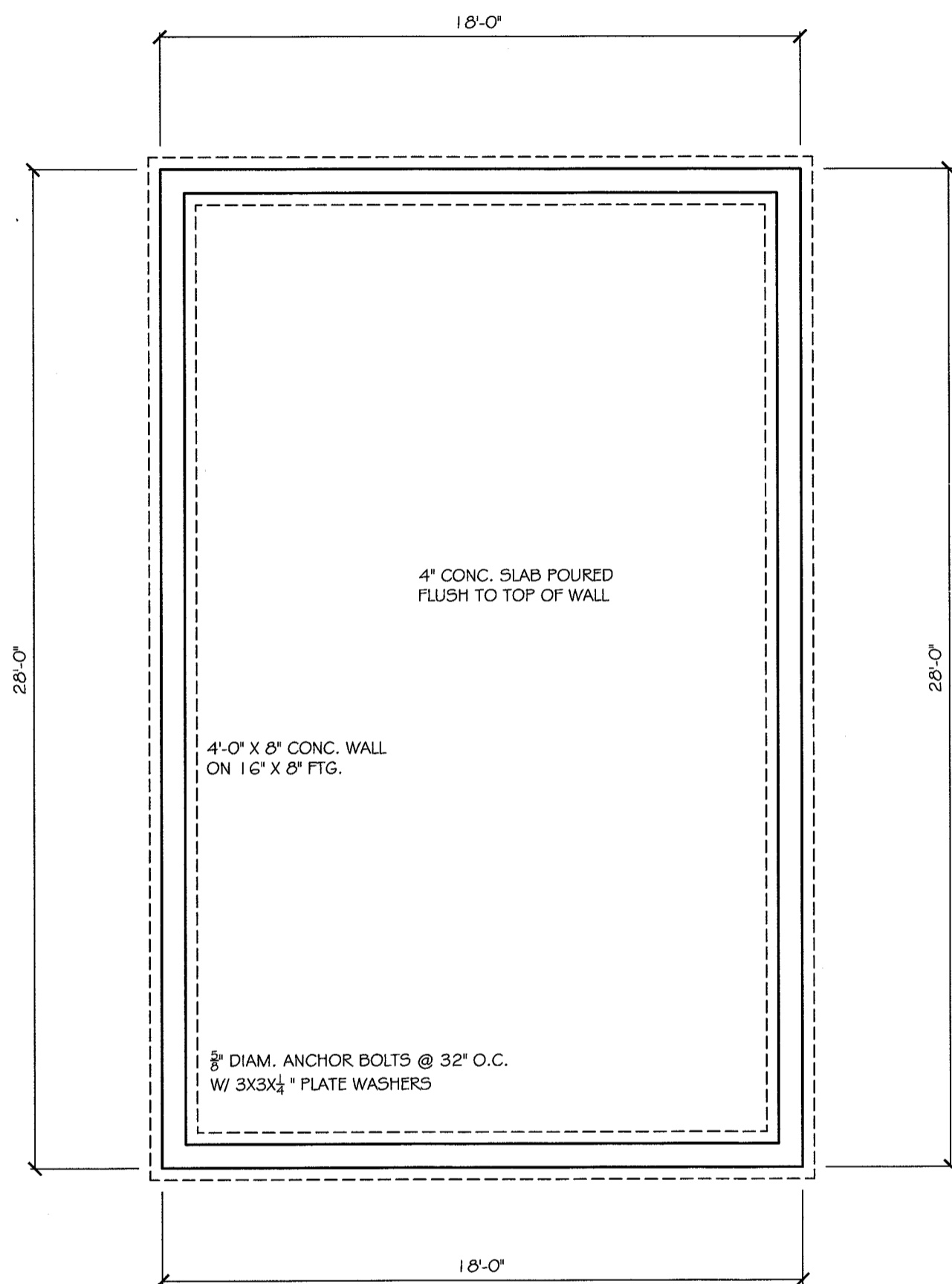


RIGHT

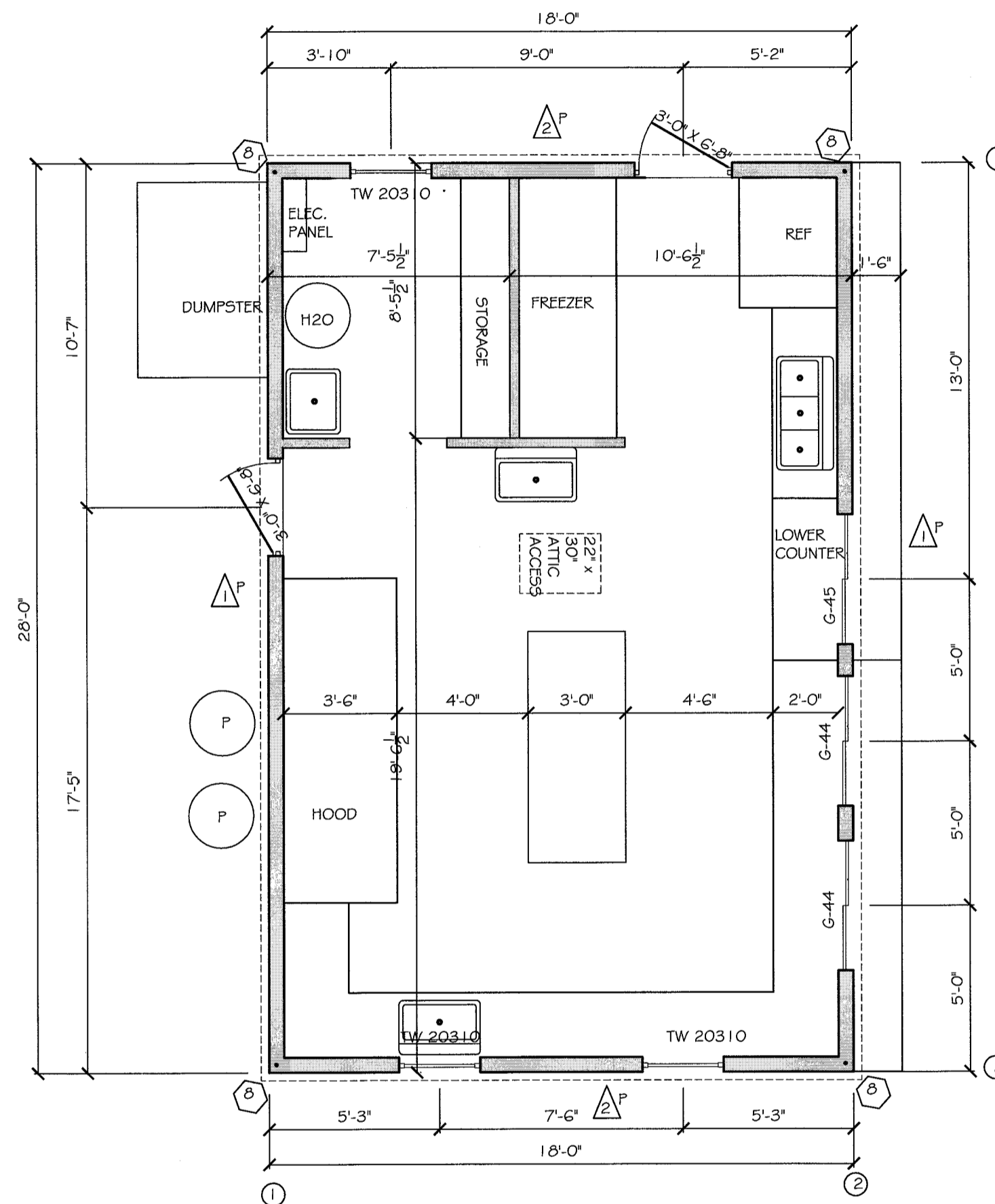


REAR

<p>Ryder & Wilcox SURVEYING ENGINEERING HOME PLANNING & DESIGN</p> <p>3 GIDDIAH HILL ROAD P.O. BOX 439 SO. ORLEANS, MASSACHUSETTS 02862 TEL: 508.255.8312 FAX: 508.240.2306 ryder-wilcox.com</p>	PROPOSED CONSESSION STAND FOR: SKAKET BEACH		DRAWN BY: BAM
	IN: ORLEANS, MA.	SCALE: 1/4" = 1'-0"	DATE: 6/30/14
	ON: 192 END OF SKAKET RD.		REVISED:
	ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE MASSACHUSETTS STATE BUILDING CODE. ABSENCE OF SPECIFIC ITEMS FROM DRAWINGS DOES NOT RELIEVE ANY PARTY FROM CODE REQUIREMENTS.		JOB #: 10664 DRAWING NUMBER: A 1 OF 2



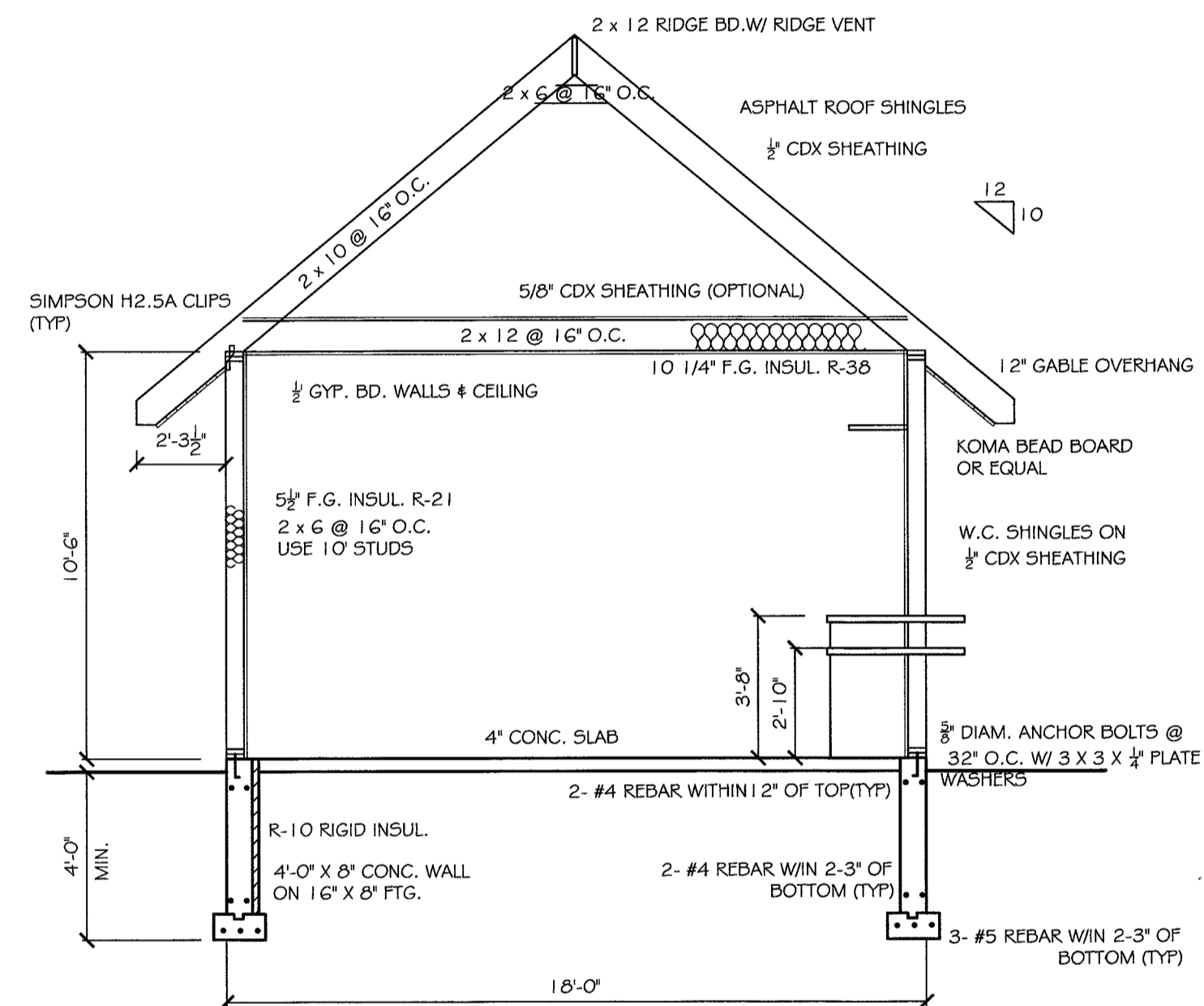
FOUNDATION PLAN



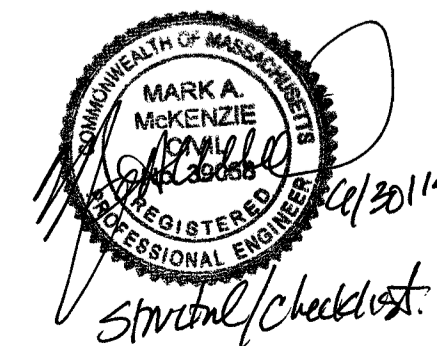
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"
504 ± S.F. PROPOSED

CONTRACTOR TO VERIFY ALL DIMENSIONS/CONDITIONS IN FIELD PRIOR TO CONSTRUCTION



FRAME SECTION

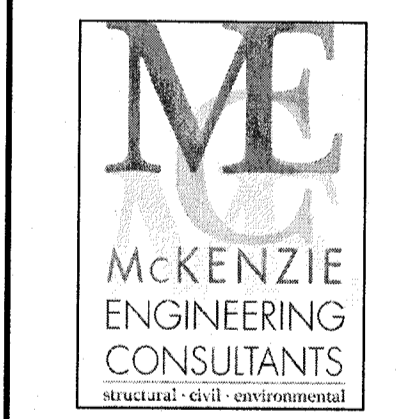


Ryder & Wilcox SURVEYING ENGINEERING HOME PLANNING & DESIGN 3 GIDDIAH HILL ROAD P.O. BOX 439 SO. ORLEANS, MASSACHUSETTS 02862 TEL: 508.255.8312 FAX: 508.240.2306 ryder-wilcox.com		PROPOSED CONSESSION STAND FOR: SKAKET BEACH	
		IN: ORLEANS, MA.	SCALE: 1/4" = 1'-0"
ON: 192 END OF SKAKET RD.		JOB #: 10664	DRAWING NUMBER: A 2 OF 2
ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE MASSACHUSETTS STATE BUILDING CODE. ABSENCE OF SPECIFIC ITEMS FROM DRAWINGS DOES NOT RELIEVE ANY PARTY FROM CODE REQUIREMENTS.			

STRUCTURAL DETAILS 1
PROJECT:
SKAKET BEACH SNACK BAR

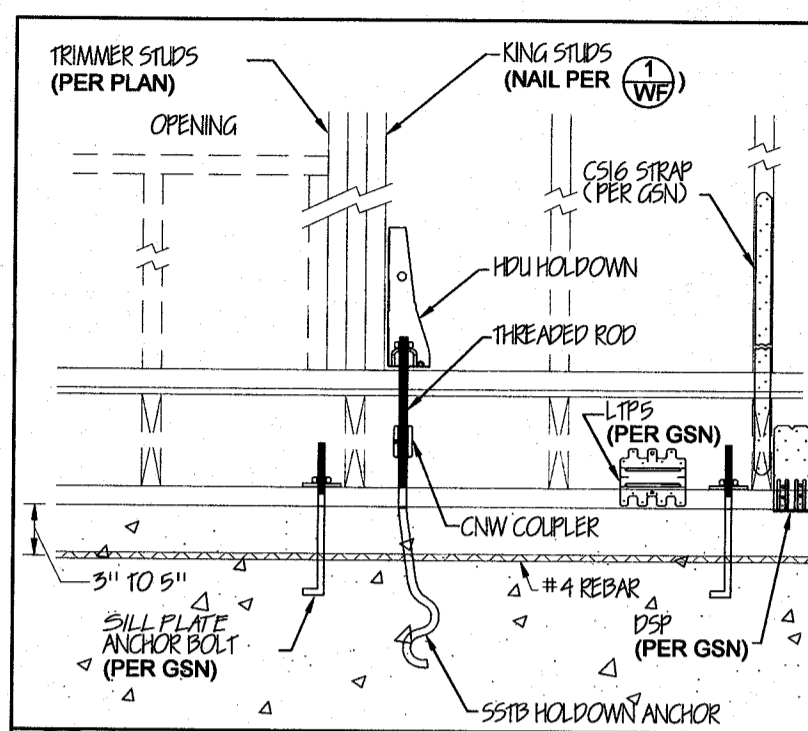
NO.	REVISION/ISSUE	DATE

PROJECT ADDRESS:
 SKAKET BEACH SNACK BAR
 ORLEANS, MA



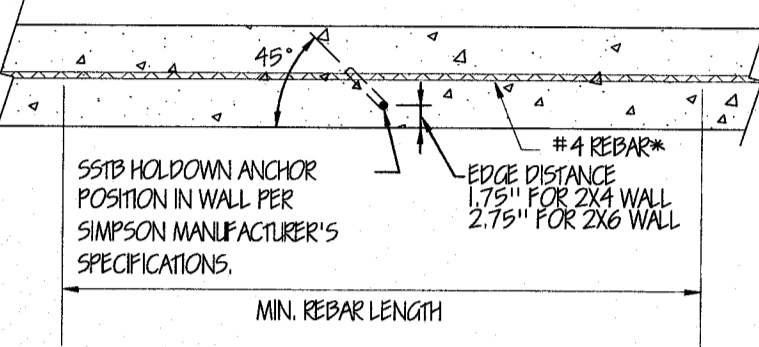
1279 MILLSTONE RD.
 BREWSTER, MA 02631
 (774) 555-2144

JOB#: 11-371	SHEET:
DATE: 05-27-2014	5/1
SCALE: NONE	

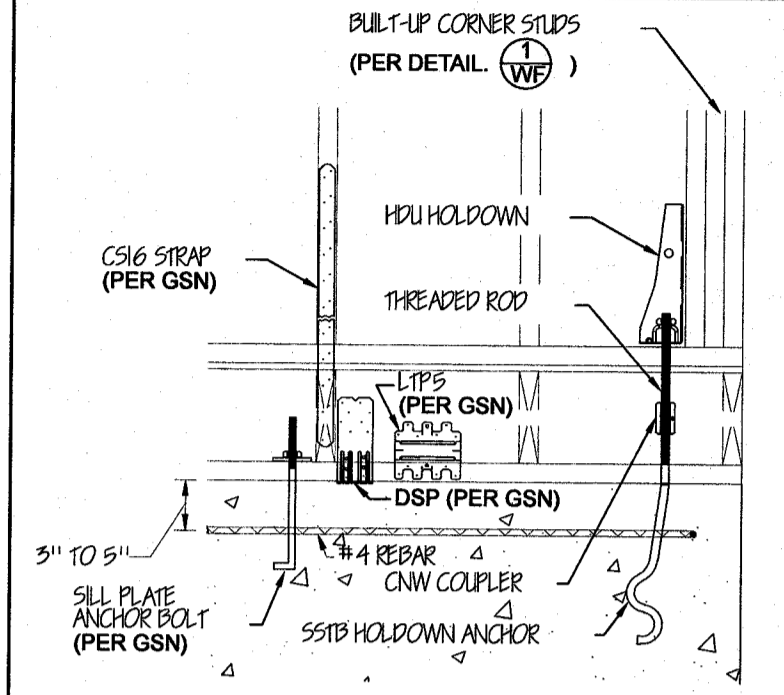


MODEL NO.	DIA.	MIN. EMBED.	MIN. REBAR LENGTH
S5TB16	5/8	12 3/8"	50"
S5TB20	5/8	16 3/8"	58"
S5TB24	5/8	20 3/8"	66"
S5TB28	7/8	24 3/8"	74"
S5TB34	7/8	28 3/8"	82"
S5TB30	1	24"	96"

***NOTE:** #4 REBAR TO BE CENTERED ON HOLD DOWN AND LOCATED 3" TO 5" DOWN FROM TOP OF FOUNDATION WALL PER SIMPSON MANUFACTURER'S SPECIFICATIONS.

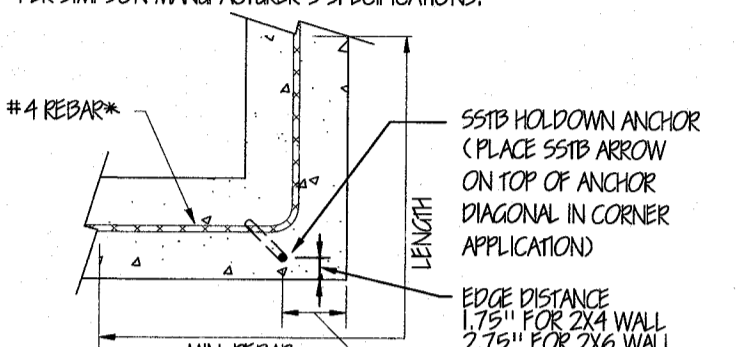


1
HD **HOLD DOWN AT WINDOW OR DOOR OPENING**

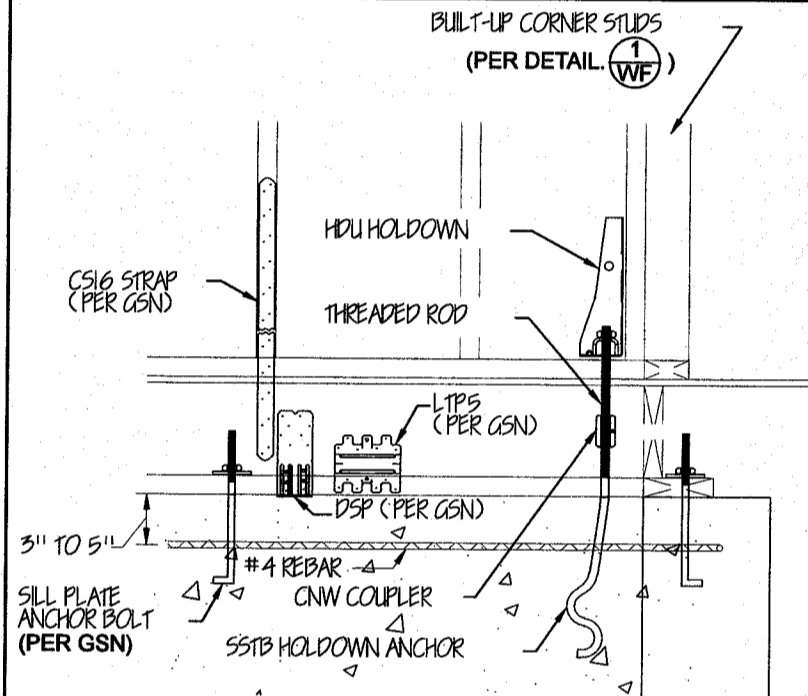


MODEL NO.	DIA.	MIN. EMBED.	MIN. REBAR LENGTH
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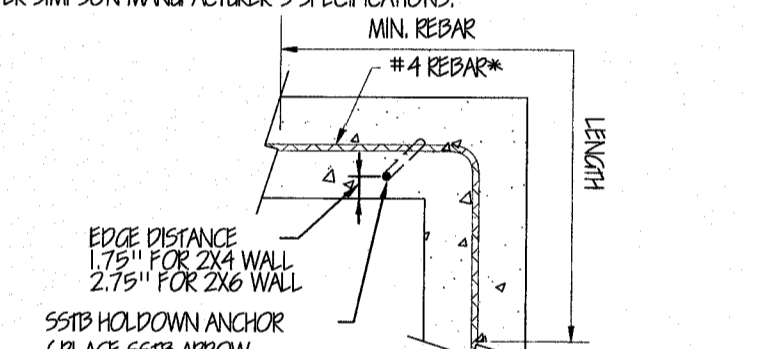


2
HD **HOLD DOWN AT EXTERIOR BUILDING CORNER**

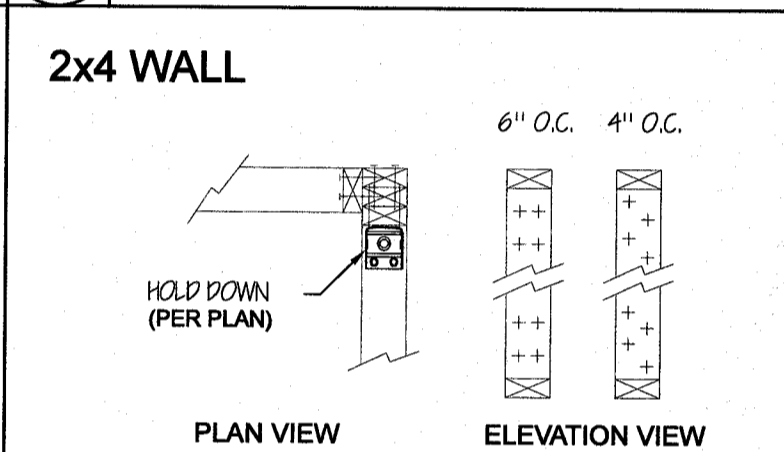


MODEL NO.	DIA.	MIN. EMBED.	MIN. REBAR LENGTH
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***NOTE:** #4 REBAR TO BE CENTERED ON HOLD DOWN AND LOCATED 3" TO 5" DOWN FROM TOP OF FOUNDATION WALL PER SIMPSON MANUFACTURER'S SPECIFICATIONS.



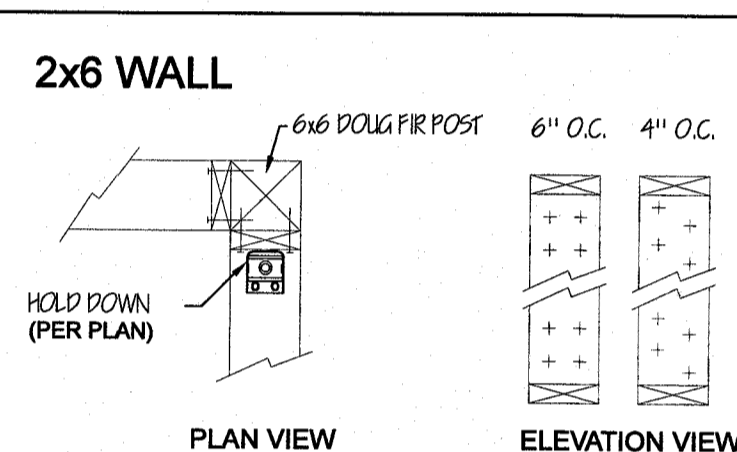
3
HD **HOLD DOWN AT INTERIOR BUILDING CORNER**



NOTES:

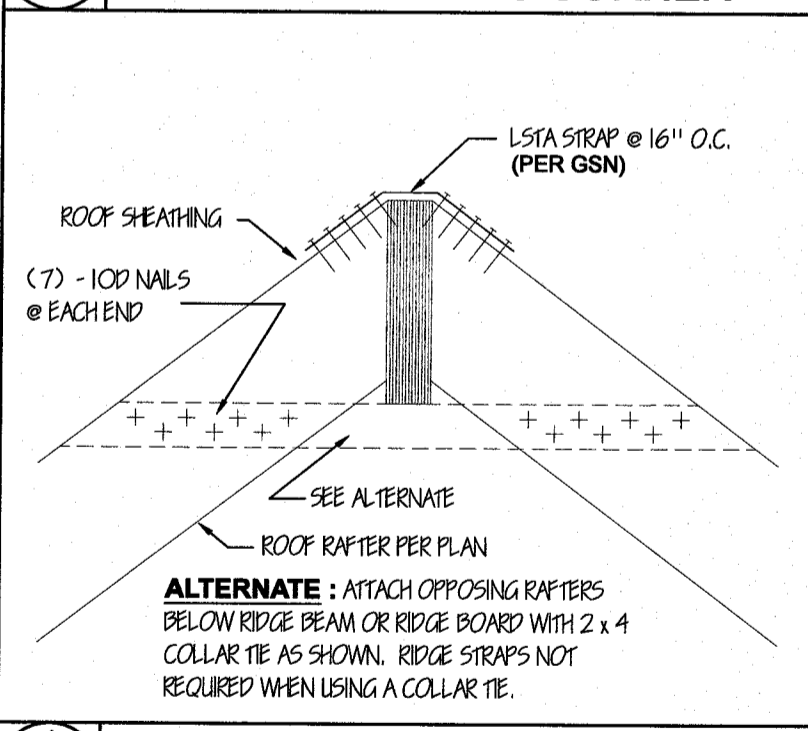
- ATTACH STUDS AT BUILT-UP CORNER TOGETHER WITH (2) ROWS OF 16d (0.162" x 3.5") NAILS AT 6" O.C. FOR 2ND STORY SHEARWALLS.
- ATTACH STUDS AT BUILT-UP CORNER TOGETHER WITH (2) ROWS OF 16d (0.162" x 3.5") NAILS AT 4" O.C. STAGGERED FOR 1ST STORY SHEARWALLS.

1
WF **BUILT-UP CORNER AT END OF SHEARWALL**

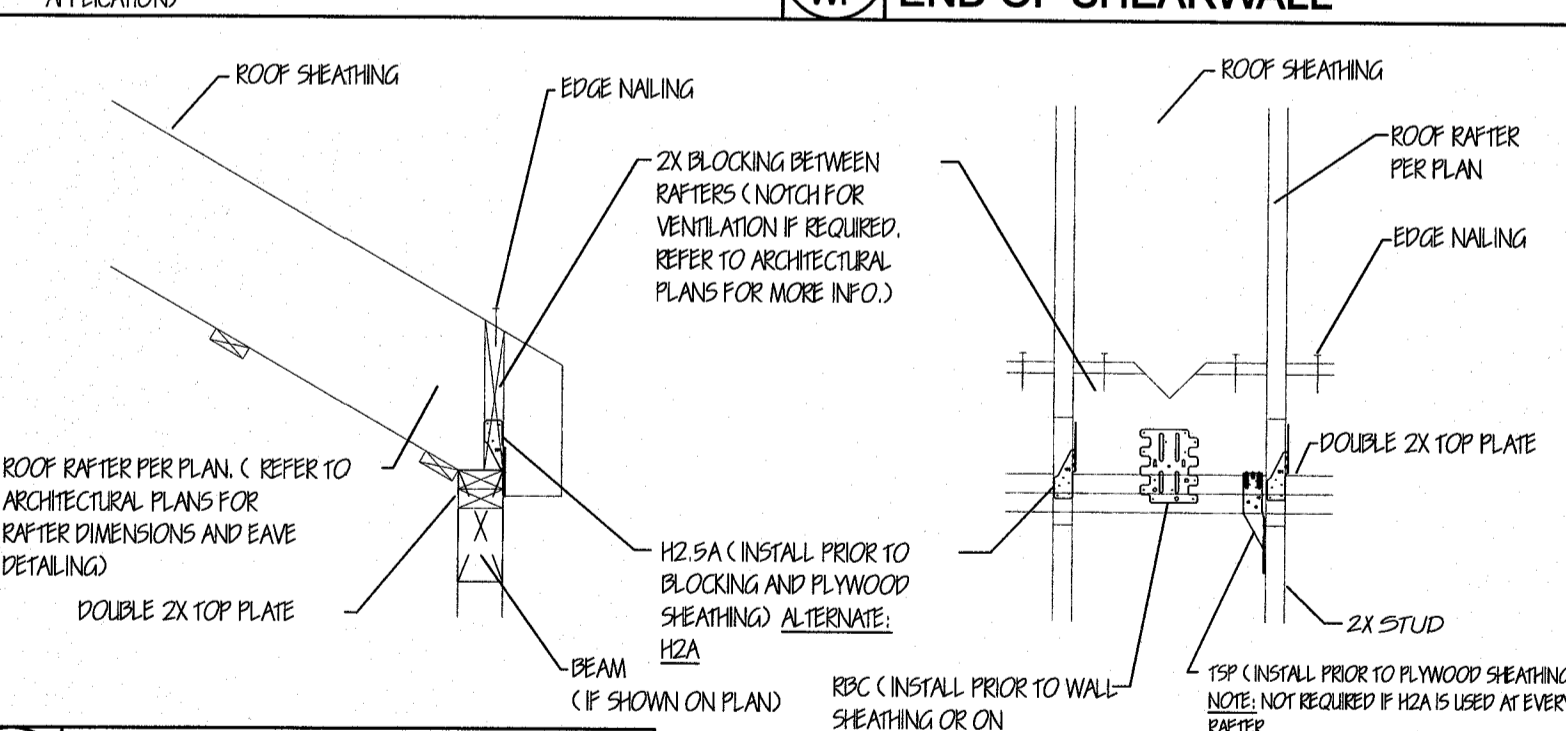


NOTES:

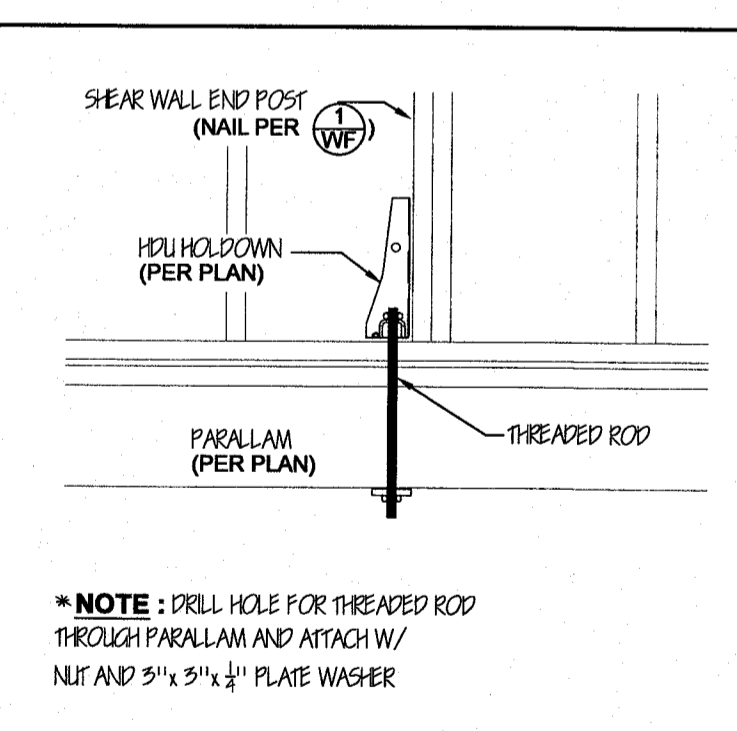
- ATTACH STUDS AT BUILT-UP CORNER TOGETHER WITH (2) ROWS OF 16d (0.162" x 3.5") NAILS AT 6" O.C. FOR 2ND STORY SHEARWALLS.
- ATTACH STUDS AT BUILT-UP CORNER TOGETHER WITH (2) ROWS OF 16d (0.162" x 3.5") NAILS AT 4" O.C. STAGGERED FOR 1ST STORY SHEARWALLS.



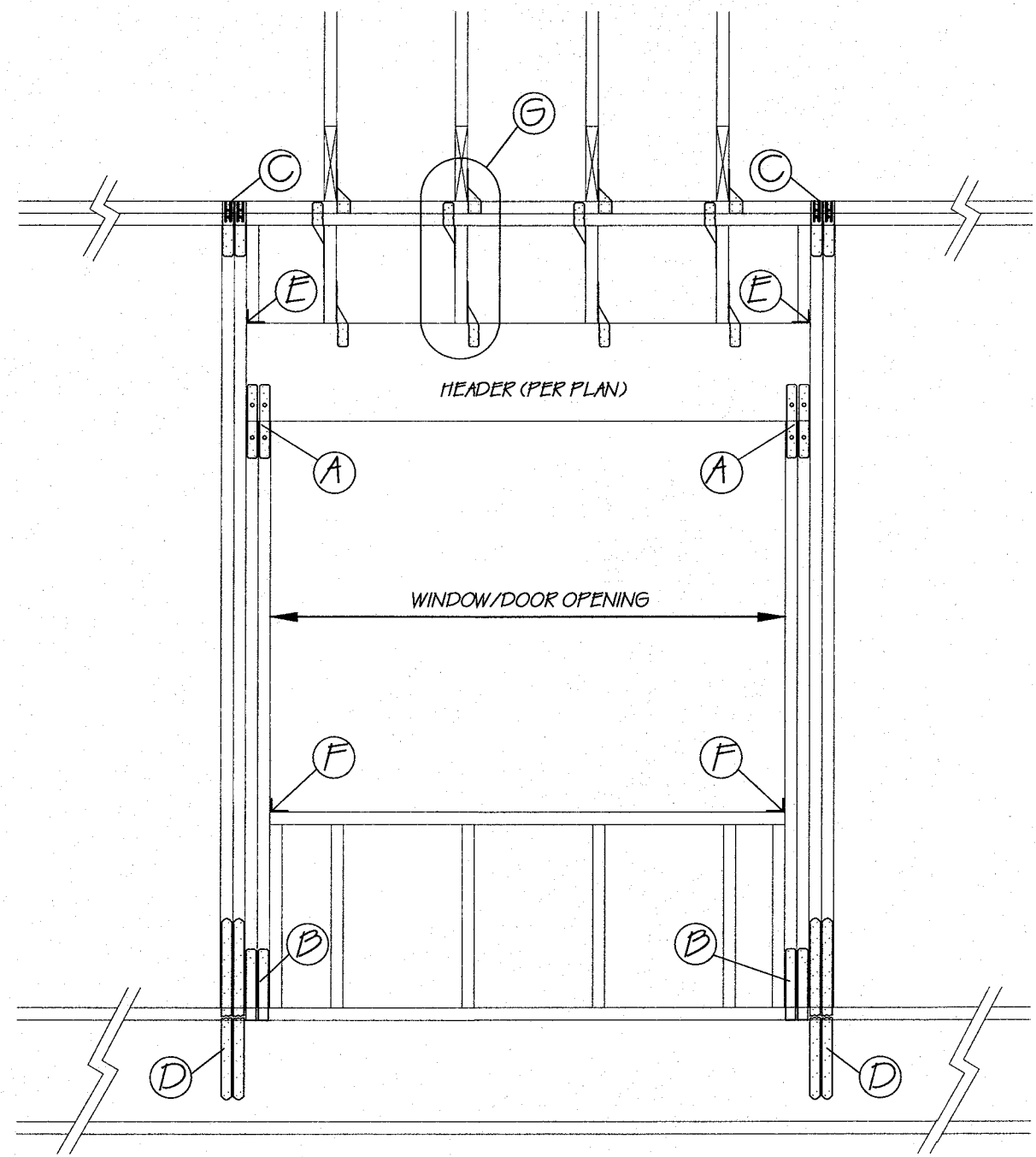
1
RF **STRUCTURAL RIDGE BEAM**



3
RF **RAFTER TO TOP PLATE**



5
HD **INTERIOR HOLD DOWN IN FLOOR FRAMING**



OPTION #1

HEADER SIZE	(A)	(B)	(C)	(D)	(E)	(F)	(G)
L= 1'-0" TO 4'-0"	(1) L5TA9	(1) SP4	(1) SSP PER KING	(1) C516 - (6) 8D NAILS EACH END OF STRAP PER EACH KING STUD (SEE NOTE '4')	(1) A23	(1) A23	(1) HB TOP / BOTTOM OF EACH CRIPPLE STUD
L= 4'-1" TO 6'-0"	(2) L5TA9	(2) SP4	(1) SSP PER KING		(1) A23	(2) A23	*NOTE: FOR HEADERS LOCATED DIRECTLY BELOW DOUBLE TOP PLATES, STRAP HEADER TO TOP PLATES WITH (1) C516 PER 16" WITH (4) 8D NAILS EACH END OF STRAP. BEND STRAP OVER TOP PLATES AS REQUIRED. ALTERNATE: ATTACH EACH RAFTER TO HEADER WITH (1) HB.
L= 6'-1" TO 8'-0"	(2) L5TA12	(2) SP4	(1) SSP PER KING		(1) A23	(2) A23	
L= 8'-1" TO 10'-0"	(2) L5TA15	(2) SP46	(1) SSP PER KING		(1) A23	(2) A23	
L= 10'-1" TO 16'-0"	(2) ST2122	(2) SP46	(1) SSP PER KING		(1) A23	(2) A23	

OPTION #2

HEADER SIZE	(A)	(B)	(C)	(D)	(E)	(F)	(G)
L= 1'-0" TO 4'-0"	(1) - C516 W/ (5) 8D EACH END	SEE NOTE '3'	(1) SSP PER KING	(1) C516 - (6) 8D NAILS EACH END OF STRAP PER EACH KING STUD (SEE NOTE '4')	(1) A23	(1) A23	(1) HB TOP / BOTTOM OF EACH CRIPPLE STUD
L= 4'-1" TO 6'-0"	(2) - C516 W/ (5) 8D EACH END		(1) SSP PER KING		(1) A23	(2) A23	*NOTE: FOR HEADERS LOCATED DIRECTLY BELOW DOUBLE TOP PLATES, STRAP HEADER TO TOP PLATES WITH (1) C516 PER 16" WITH (4) 8D NAILS EACH END OF STRAP. BEND STRAP OVER TOP PLATES AS REQUIRED. ALTERNATE: ATTACH EACH RAFTER TO HEADER WITH (1) HB.
L= 6'-1" TO 8'-0"	(2) - C516 W/ (6) 8D EACH END		(1) SSP PER KING		(1) A23	(2) A23	
L= 8'-1" TO 10'-0"	(2) - C516 W/ (8) 8D EACH END		(1) SSP PER KING		(1) A23	(2) A23	
L= 10'-1" TO 16'-0"	(2) ST2122		(1) SSP PER KING		(1) A23	(2) A23	

***NOTES:**

- HEADERS 4'-1" AND LARGER REQUIRE (2) JACK STUDS AT EACH END OF THE HEADER.
- CONNECTORS SPECIFIED ABOVE SHALL BE ATTACHED DIRECTLY TO 2X FRAMING MEMBERS.
- NAIL FULL HEIGHT JACK STUDS TO KING STUDS WITH (2) 16D NAILS PER 6" O.C. (JACK STUD TO SOLE PLATE STRAP NOT REQUIRED)
- STRAP NOT REQUIRED WHERE SHEARWALL HOLDDOWN IS ADJACENT TO OPENING.
- DETAIL FOR WINDOW AND DOOR FRAMING ONLY. OTHER STRAPS AND TIES NOT SHOWN FOR CLARITY.

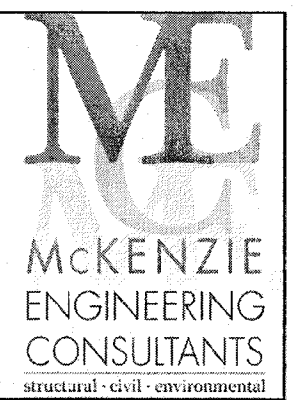
2
WF **FRAMING AT WINDOW AND DOOR OPENINGS**

STRUCTURAL DETAILS 2

PROJECT:
SKAKET BEACH SNACK BAR

No.	REVISION/ISSUE	DATE

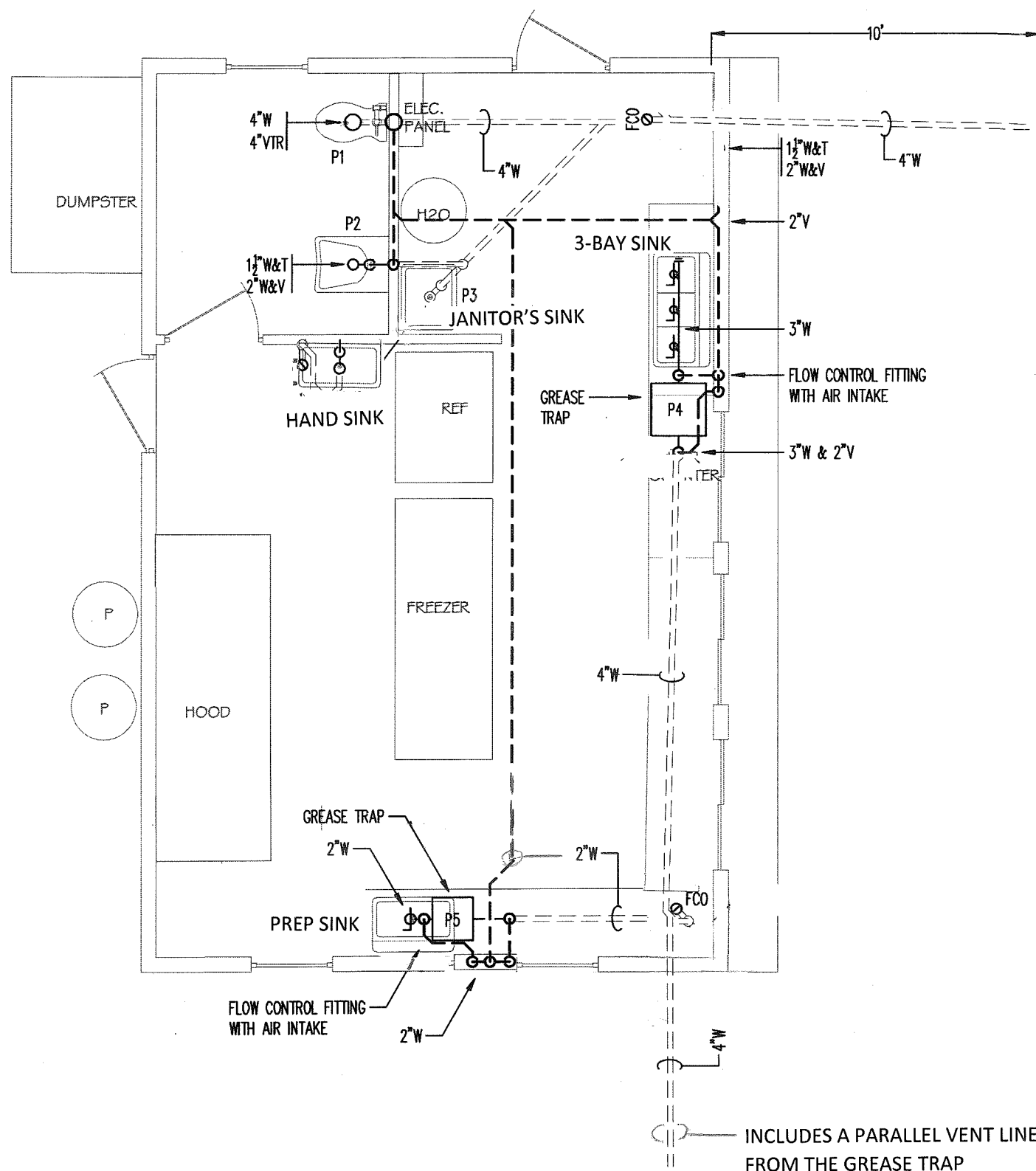
PROJECT ADDRESS:
SKAKET BEACH SNACK BAR
ORLEANS, MA



1279 MILLSTONE RD.
BREWSTER, MA 02631
(774) 353-2144

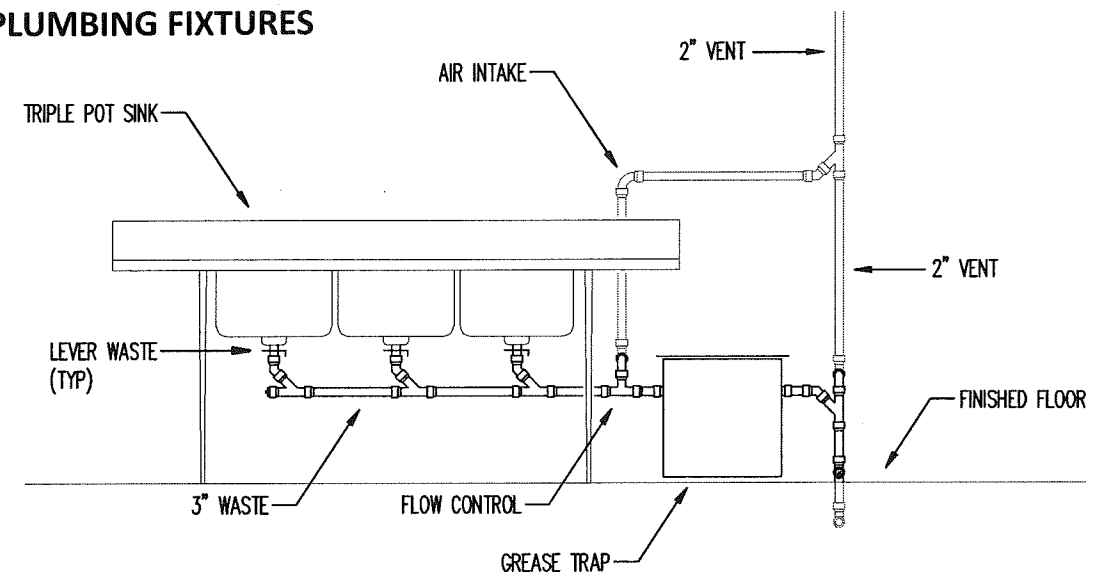
JOB#: 11-371	SHEET:
DATE: 05-27-2014	512
SCALE: NONE	

AS-BUILT LOCATIONS OF MAJOR PLUMBING FIXTURES



FIRST FLOOR - PROPOSED NEW WORK

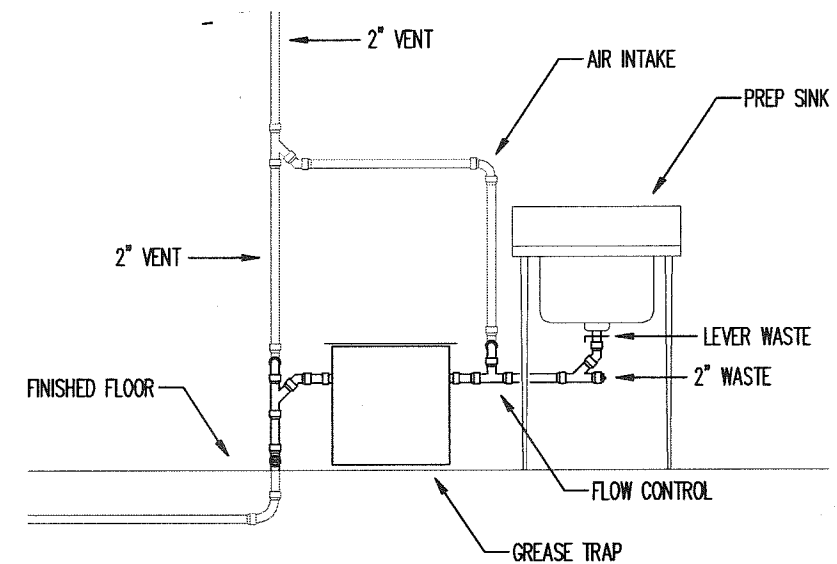
SCALE: 1/4"=1'-0"



GREASE INTERCEPTOR DETAIL

NO SCALE

NOTE: EACH GREASE INTERCEPTOR HAS ITS OWN VENT, PARALLEL TO THE SINK VENT



GREASE INTERCEPTOR DETAIL

NO SCALE

PROPOSED CONCESSION STAND
 SKAKET BEACH
 192 SKAKET ROAD, ORLEANS, MA

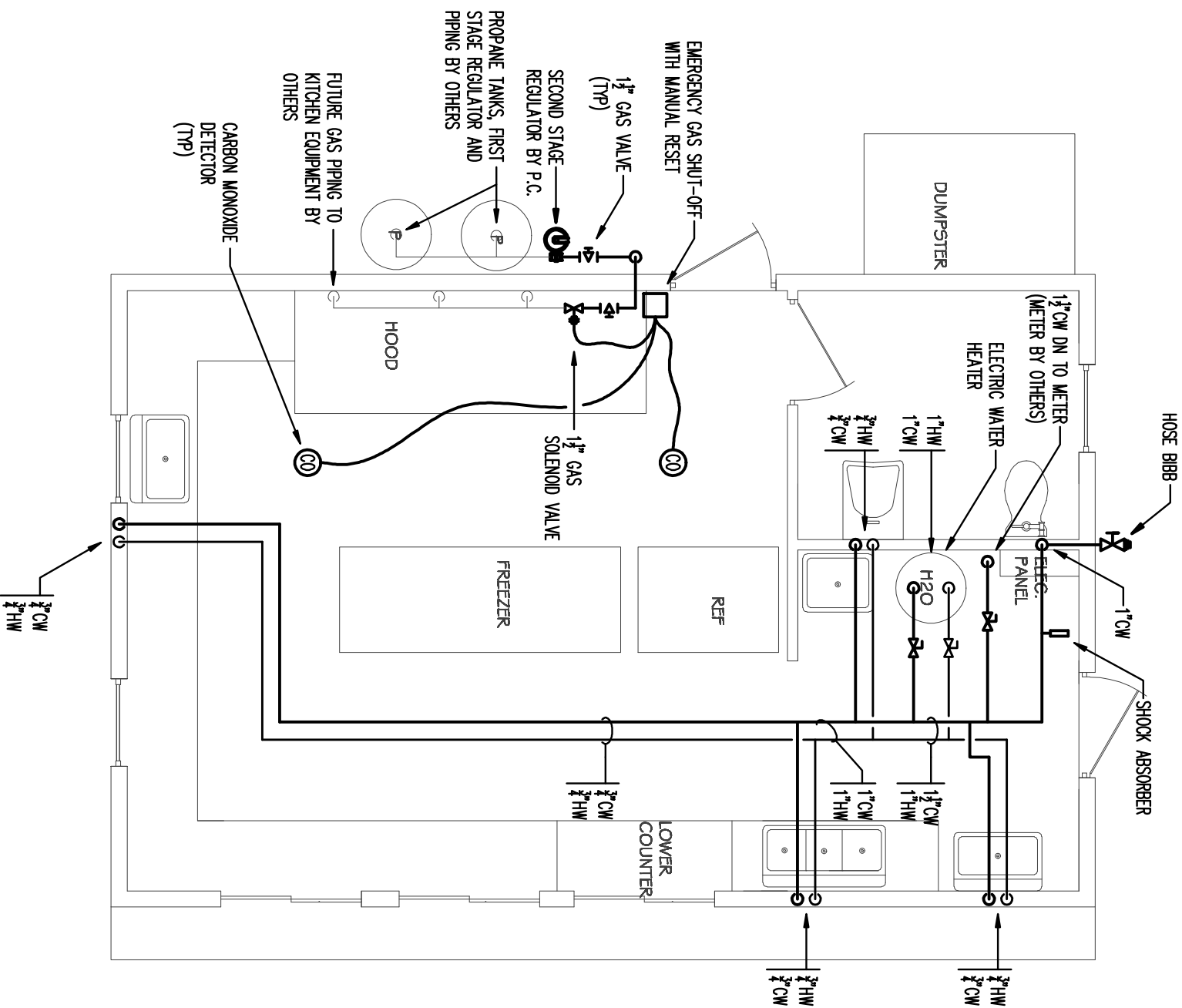
PLUMBING
 DRAIN-WASTE-VENT
 FLOOR PLAN & DETAILS

c.a. crowley.
 ENGINEERING, INC.

645 County Street . Suite 6 . Taunton, MA 02780
 tel . (508) 884.5094 fax . (508) 884.5099
 WWW.CROWLEYENG.COM

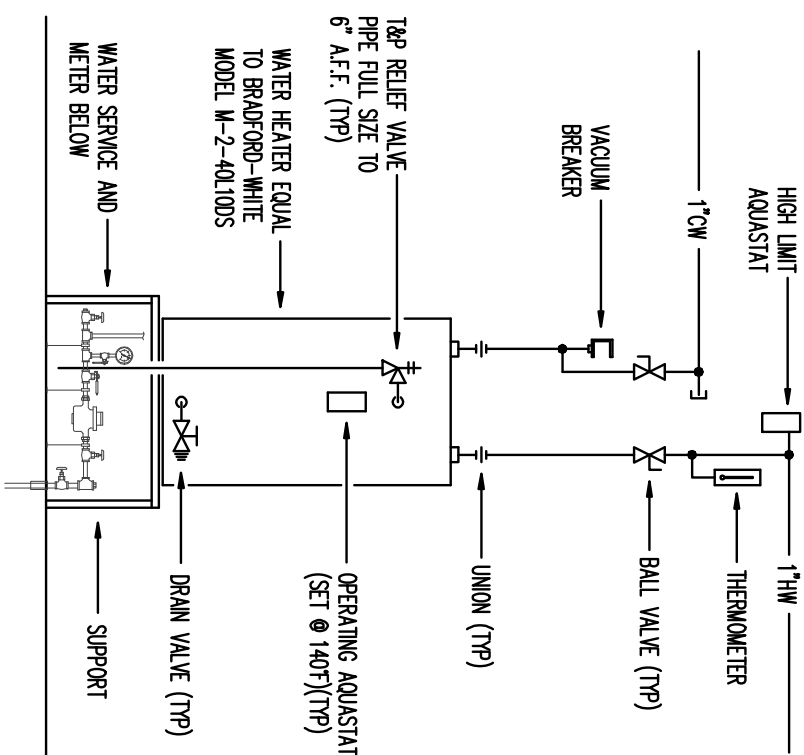
DATE: 1-30-15
 SCALE: AS NOTED
 DRAWN: RCV

P-1



FIRST FLOOR - PROPOSED NEW WORK

SCALE: 1/4"=1'-0"



WATER HEATER DETAIL

NO SCALE

FIXTURE CONNECTION SCHEDULE

ITEM	D/W CONNECTION	S/W	V	CW	HW	REMARKS
P1	FLOOR OUTLET	4"	2"	1"	N/A	AMERICAN STANDARD MADERA MODEL 3043.001 WITH SLOAN ROYAL MODEL 111
P2	1-1/2" W&T	2"	2"	1/2"	1/2"	AMERICAN STANDARD MODEL 9141.011 WITH CHICAGO FAUCETS MODEL 802-VE2805-317CP*
P3	3" W&T	3"	2"	3/4"	3/4"	MUSTEE MODEL 63M WITH CHICAGO FAUCETS MODEL 897-RCF
P4	3"W	3"	2"	NA	NA	J.R. SMITH MODEL P500-020
P5	2"W	2"	2"	NA	NA	J.R. SMITH MODEL P500-015

* FURNISH WITH POWERS MODEL #480 MIXING VALVE

PROPOSED CONCESSION STAND
SKAKET BEACH
 192 SKAKET ROAD, ORLEANS, MA

PLUMBING
 WATER & GAS PIPING
 FLOOR PLAN & DETAILS

C.a. Crowley.
 ENGINEERING, INC.

645 County Street, Suite 6, Taunton, MA 02780
 tel. (508) 884.5094 fax. (508) 884.5099
 WWW.CROWLEYENG.COM

DATE: 10/03/14
 SCALE: AS NOTED
 DRAWN: RCV

P-2











SPECIFICATIONS

1. ALL WORK SHALL BE INSTALLED IN COMPLIANCE WITH ALL GOVERNING CODES, REGULATIONS AND ORDINANCES.
2. THIS CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY FOR INSPECTION FEES FOR THIS SECTION OF WORK.
3. ALL MATERIALS, EQUIPMENT AND FIXTURES SHALL BE NEW.
4. ALL MATERIALS, EQUIPMENT AND FIXTURES SHALL BE APPROVED FOR USE IN MASSACHUSETTS.
5. ALL WORK SHALL BE INSTALLED IN A SKILLFUL AND COMPETENT MANNER, MEETING THE HIGHEST STANDARDS OF THE TRADE.
6. DEFECTS DISCOVERED IN THE WORK, MATERIALS OR EQUIPMENT SHALL BE REPLACED AT NO COST TO THE OWNER, AND THE TESTS AND INSPECTIONS SHALL BE REPEATED.
7. ALL LABOR, MATERIALS AND AND EQUIPMENT SHALL CARRY THE STANDARD WARRANTY AGAINST ALL DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.
8. THIS CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS OF ALL MATERIALS, EQUIPMENT AND FIXTURES TO BE USED AND SPECIFIED UNDER THIS SECTION OF THE WORK. THE APPROVAL OF SUBMITTED MATERIALS, EQUIPMENT OR FIXTURES DOES NOT RELIEVE THIS CONTRACTOR OF THE RESPONSIBILITY OF ERRORS WHICH DEVIATE FROM THE CONTRACT DOCUMENTS OR JOB CONDITIONS, AS THEY EXIST.
9. AT THE COMPLETION OF THE PROJECT, TURN OVER TWO COMPLETE MAINTENANCE MANUALS FOR THE WORK INSTALLED UNDER THIS SECTION.
10. DO NOT INSTALL ANY MATERIALS, EQUIPMENT OR FIXTURES WITHOUT FIRST COORDINATING THE INSTALLATION WITH ALL OTHER TRADES. DEVELOP COORDINATION DRAWINGS AS REQUIRED BY THE GENERAL CONTRACTOR.
11. ALL REQUIRED CUTTING AND PATCHING SHALL BE PERFORMED BY THE RESPECTIVE TRADE.
12. FIELD CONDITIONS SHALL DICTATE THE EXACT LOCATION OF ALL NEW AND EXISTING PIPING.
13. THE POTABLE WATER SUPPLY SHALL BE DISINFECTED IN ACCORDANCE WITH 248 CMR SECTION 2.14.
14. PIPING:
 - A. SANITARY PIPING SHALL BE HUBLESS CAST IRON SOIL PIPE AND FITTINGS MANUFACTURED IN ACCORDANCE WITH CSPI STANDARD 301-75, AND JOINED WITH A PRODUCT APPROVED CLAMP.
 - B. ABOVE GROUND WASTE AND VENT PIPING TWO INCHES AND SMALLER MAY BE TYPE DWV COPPER TUBING, SCHEDULE 40 GALVANIZED STEEL OR WROUGHT IRON PIPE WITH DRAINAGE PATTERN FITTINGS.
 - C. ALL DOMESTIC WATER PIPING INSIDE THE BUILDING AND ABOVE GROUND SHALL BE TYPE L HARD-DRAWN COPPER TUBING WITH SOLDERED JOINTS WITH SEAMLESS CAST BRONZE OR WROUGHT COPPER FITTINGS.
 - D. ALL PIPING SHALL BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE.
 - E. ALL DOMESTIC WATER PIPING SHALL BE INSULATED WITH ONE HALF INCH THICK FIBERGLASS INSULATION, WITH FACTORY APPLIED ALL SERVICE JACKET WITH INTEGRAL VAPOR BARRIER AND PRESSURE SEALING LAP ADHESIVE SEAM.
 - F. ALL VALVES, FITTINGS, FLANGES, ETC., SHALL BE INSULATED SAME A SPECIFIED FOR THEIR RESPECTIVE PIPING WITH PVC FITTING COVERS.
 - G. CLEAN OUTS SHALL BE INSTALLED WHERE REQUIRED BY CODE.
 - H. FURNISH ACCESS PANELS, FOR INSTALLATION BY THE GENERAL CONTRACTOR, TO PERMIT ACCESS TO THOSE ITEMS REQUIRING PERIODIC MAINTENANCE OR ADJUSTMENT.
15. PLUMBING FIXTURES SHALL BE AS SCHEDULED. KITCHEN FIXTURES SHALL BE SUPPLIED BY THE OWNER FOR INSTALLATION BY THIS CONTRACTOR.

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
CO	CLEANOUT
CG	CEILING
CIE	CONNECT TO EXISTING
CW	COLD WATER
D	DRAIN
DCO	DANDY CLEANOUT
DN	DOWN
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FLR	FLOOR
GC	GENERAL CONTRACTOR
HB	HOSE BIBB
HW	HOT WATER
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
PC	PLUMBING CONTRACTOR
SA	SHOCK ABSORBER
S&W	SOIL & WASTE
TP	TRAP PRIMER
T&P	TEMPERATURE & PRESSURE
TW	TEMPERED WATER
TWR	TEMPERED WATER RETURN
TWS	TEMPERED WATER SUPPLY
TYP	TYPICAL
V	VENT
VTR	VENT THROUGH ROOF
W	WASTE
WH	WALL HYDRANT
W&T	WASTE & TRAP

LEGEND

	UNION
	T&P RELIEF VALVE
	GATE VALVE
	BALL VALVE
	BALANCING VALVE
	CHECK VALVE
	MIXING VALVE
	DRAIN VALVE W/ HOSE BIBB END
	BACKFLOW PREVENTER
	THERMOMETER

**PROPOSED CONCESSION STAND
SKAKET BEACH
192 SKAKET ROAD, ORLEANS, MA**

**PLUMBING
SPECIFICATIONS**

C.a. Crowley.
ENGINEERING, INC.

645 County Street . Suite 6 . Taunton, MA 02780
tel . (508) 884.5094 fax . (508) 884.5099
WWW.CROWLEYENG.COM

DATE: 10/03/14
SCALE: AS NOTED
DRAWN: RCV

P-3

Skaket Beach Snack Bar Project Cost Summary 6-3-15

#	Task / Item	Estimates			Actual or Estimate	Labor
		Original Octagon	10/2/13 w/o Design	Current w/ design		
1	Design - Site Plans		500.00	-		
2	Design - Architectural and Structural		9,000.00	2,562.00	2561.25	Eng'g
3	Design - Plumbing / Mechanical / FP		inc.	4,225.00	4,225.00	Eng'g
4	Design - Electrical		inc.	-		Eng'g
5	Design - Building Layout and Control		inc.	500.00	823.75	Eng'g
6	Plumbing Variance Fee			86.00	86.00	Fee
7	Plumbing Variance Administrative Costs			100.00	100.00	Fee
8	Asbestos Material Check - Nauset Environmental			100.00	100.00	Fee
9	Portable Toilet - M Frazier			500.00	400.00	EST
10	Safety / Security Fence - 250' for 3 months - M Frazier			1,250.00	1,000.00	EST
11	Temporary Heat - to complete interior finishes			1,500.00	750.00	EST
12	Erosion Control			Added	409.43	Agway
13	Demolition - Labor			1,000.00	inc.	Cont'r
14	Demolition - Concrete w/ embeds - Reynolds		inc.	inc.	inc.	Cont'r
15	Demolition - Disposal of Material - ABC			1,000.00	334.8	NB Waste
16	Demolition - Pavement Saw Cutting - Town		inc.	by Hwy	by Hwy	Town
17	Excavation & Backfilling - Reynolds	1,200.00	1,200.00	1,200.00	900.00	Reynolds
18	Pavement Restoration		2,500.00	5,000.00	5,000.00	Cont'r
19	Bollards - New or Reset 10ea.		1,000.00	1,000.00	1,000.00	Town
20	Concrete Apron Labor and Material		1,000.00	1,000.00	1,000.00	Cont'r
21	Bldg. Foundation - Labor and Embeds	6,000.00	6,000.00	5,000.00	5300	Cont'r
22	Bldg. Slab - Labor	1,700.00	1,700.00	2,000.00	1967	Jones
23	Bldg. Foundation - Concrete Material	inc.	inc.	1,500.00	1593.26	CCRM
24	Bldg. Foundation - Insulation Material			Added	775	Mid Cape
25	Bldg. Slab - Concrete Material	inc.	inc.	760.00	994	CCRM
26	Building Materials	16,000.00	15,043.28	17,000.00	15222.33	CC Tech
27	Building Materials - Added Windows			Added	931.16	Town
28	Building - Framing / Shell LABOR - CC Tech Transportation			300.00	310.50	CC Tech
29	Building - Framing / Shell LABOR - CC Tech Admin @20%	3,200.00	18,500.00	2,700.00	3,044.61	CC Tech
30	Building - Washable Interior Finishes - Floor Coating			8,000.00	7560	TC Ser.
31	Building - Washable Interior Finishes - Walls and Ceilings - \$5k			2,600.00	2,600.00	Town
32	Building - Washable Interior Finishes - Walls Drywall			1,200.00	1,200.00	Town
33	Building - Washable Interior Finishes - Ceilings			1,200.00	1,200.00	Town
34	Building - Washable Interior Finishes - Paint			400.00	400.00	Town
35	Building - Washable Interior Finishes - Trim			300.00	300.00	Town
36						
37						
38	Building - Counters - Premanufactured Plastic Laminate	3,000.00	3,000.00	2,000.00	2,000.00	Town
39	Building - Plumbing UG / DWV	2,100.00	2,100.00	19,000.00	20,400.00	Cont'r
40	Building - Plumbing Fixtures - 1 Mop and 3 Kitchen Sinks			400.00	400.00	Cont'r
41	Building - Plumbing Fixtures - 1 Mop and 3 Kitchen Sinks			1,600.00	1591	United
42						
43	Building - Plumbing Fixtures - 2 under counter Grease Separators			600.00	600	SNE
44	Building - Hood System - Fire Suppression	18,000.00	18,000.00	15,000.00	17,650.00	Horacio's
45	Building - Mechanical - Building Ventilation / Ceiling Fans			500.00	inc	Cont'r
46	Building - Electrical New Service & Meter	9,500.00	9,500.00	9,500.00	7,000.00	EST
47	Building - Phone Service		200.00	-		
48	Contingency	7,500.00	7,500.00	-		
Added	HC Compliant Restroom - Plmb'g, Vent, Walls, Fixtures, Elect., Door			7,000.00	10000	EST
Added	HC Compliant Restroom - Design - Quoted on 9-12-14			931.00	931	Eng'g
Added	NSTAR Hook Up Cost as of 3-24-15				600	
	Totals =	\$68,200.00	\$96,743.28	\$ 120,514.00	\$ 123,260.09	